

**THIS INSTRUMENT PREPARED BY AND  
RECORD AND RETURN TO:**

CHRISTOPHER H. MARINE, ESQ.  
Gould Cooksey Fennell, PLLC.  
979 Beachland Boulevard  
(772) 231-1100

Recording: 18.50  
Deed Stamps: 4267.90  
Total: 4286.40

Property Appraiser's Parcel  
Identification No.:  
31-39-36-00043-0000-00012/0  
31-39-36-00043-0000-00014/0  
31-39-36-00043-0000-00023/0

**WARRANTY DEED**

**THIS WARRANTY DEED** Made the 1<sup>st</sup> day of July, A.D. 2019 between **THE STRAND AT INDIAN RIVER SHORES, LLC, a Delaware limited liability company**, whose post office address is 665 Simonds Road, Williamstown, MA 01267, hereinafter called the GRANTOR, to **GRBK GHO PROPERTIES, LLC, a Florida limited liability company**, whose address is 590 NW Mercantile Place, Port St. Lucie, FL 34986, hereinafter called the GRANTEE:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:** That the GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Indian River County, Florida, viz:

**Lots 12, 14 and 23, The Strand at Indian River Shores, Phase Two, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Indian River County, Florida, recorded in Plat Book 30, Page 64, public records of Indian River County, Florida**

Subject to easements, restrictions, reservations and rights- of- way, of record, if any, but this provision shall not operate to reimpose the same.

TO HAVE AND TO HOLD, the same in fee simple forever.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

AND the GRANTOR hereby covenants with said GRANTEE that the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said GRANTOR has signed and sealed these presents the day and year first

above written.

Signed, sealed and delivered  
in our presence

**THE STRAND AT INDIAN RIVER SHORES,  
LLC, a Delaware limited liability company  
By: AMERICAN LAND PARTNERS, INC., a  
Delaware corporation  
IT'S MANAGER**

Michelle Manners

Printed Name: Michelle Manners

SB

Printed Name: Shari Bordin

STATE OF ~~FLORIDA~~ Massachusetts  
COUNTY OF ~~INDIAN RIVER~~ Berkshire

By: [Signature]  
**TIMOTHY D. SMITH, Treasurer**

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **TIMOTHY D. SMITH**, well known to me to be the Treasurer of **AMERICAN LAND PARTNERS, INC., a Delaware corporation** Manager of **THE STRAND AT INDIAN RIVER SHORES, LLC, a Delaware limited liability company**, named as Grantor in the foregoing deed and that he acknowledged executing the same under authority duly vested in him by said company, and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 1 day of July, A.D. 2019.

Judith T. Trombley  
Notary Public  
Printed Name: JUDITH T TROMBLEY  
Commission No.: \_\_\_\_\_  
My Commission Expires: march 4, 2022  
Notary Seal

